

DRAFT  
STATE OF NEW JERSEY  
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT  
Program Year 2018  
July 1, 2018 – June 30, 2019



STATE OF NEW JERSEY  
PHIL MURPHY, GOVERNOR

DEPARTMENT OF COMMUNITY AFFAIRS  
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COMMISSIONER

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**CR-05 - Goals and Outcomes**

**Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The State was successful during the 2018 Program Year in responding to the priority needs identified. This is reflected in the accomplishments for objectives and goals identified in the tables that follow.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source	Indicator	Unit of Measure	Expected Strategic Plan: 5-Year Goal	Actual – Strategic Plan (FFY 2015-FFY 2017 Data)	Percent Complete (FFY 2015-FFY 2017)	Expected – Program Year FFY 2018	Actual – Program Year FFY 2018	Percent Complete
Assist homeless households	Homeless	HOME: \$2,301,120 ESG: \$2,205,000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1,225	1,013	82.69%	481	547 (190 households assisted with HOME and 357 households assisted with ESG)	114%
Assist homeless households	Homeless	ESG: \$615,000	Homelessness Prevention	Households Assisted	500	477	95.40%	100	191	100%

Assist homeless households	Homeless	HOPWA: \$28,800	Housing for People with HIV/AIDS	Household Housing Unit (new vouchers issued)	10	2	20.00%	8	13	163%
Assist homeless households	Homeless	HOPWA: \$858,051	Housing for People with HIV/AIDS	Other	125	112	89.60%	112	110	99%
Expand homeownership opportunities for low and mod	Affordable Housing	CHOICE \$0	Direct Financial Assistance to Homebuyers	Households Assisted	250	70	28.00%	50	0	0.00%  (program is currently suspended)
Foster community economic development	Non-Housing Community Development	CDBG: \$0	Businesses assisted	Businesses Assisted	10	4	40.00%	4	0	0.00%  (no applications funded)
Increase the supply of affordable housing	Affordable Housing Homeless	Housing Trust Fund: \$5,599,220  HOME: \$767,040	Rental units constructed	Household Housing Unit	50	12	24.00%	54 (includes HTF units)	11 (no HTF units were completed)	21%
Increase the supply of affordable housing	Affordable Housing Homeless	HOME: \$1,534,080	Homeowner Housing Added	Household Housing Unit	50	10	20.00%	10	15	150%

Neighborhood rehabilitation	Affordable Housing	CDBG: \$1,020,000	Homeowner Housing Rehabilitated	Household Housing Unit	450	394	87.56%	60	68	114%
Revitalize municipalities (small cities)	Non-Housing Community Development	CDBG: \$4,594,712	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50,380	66,101	131.20%	23,000	25,183	110%
LIHTC	Acquisition Multifamily rental new construction Multifamily rental rehab	LIHTC	Rental units constructed	Household Housing Unit	6,400	3,690	58%	1,280	1,400	109%
Sandy Revitalization	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG-DR: \$41,000,000,000	Rental units constructed	Household Housing Unit	4,500	3,758	83.51%	4,500	3,772	84%

Sandy Revitalization	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG-DR: \$41,000,000,000	Homeowner Housing Rehabilitated	Household Housing Unit	7,600	5,099	67.09%	7,600	6,429	85%
Sandy Revitalization	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG-DR: \$41,000,000,000	Direct Financial Assistance to Homebuyers	Households Assisted	300	347	116%	350	347	99%

Sandy Revitalization	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG-DR: \$41,000,000,000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1,100	1,788	163%	1,100	1,788	163%
Sandy Revitalization	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG-DR: \$41,000,000,000	Businesses assisted	Businesses Assisted	1,200	1,188	99%	1,200	1,300	108%
Sandy Revitalization	Affordable Housing	CDBG-DR: \$41,000,000,000	Homeowner Housing Added	Household Housing Unit	5,200	0	0%	5,200	6,678	128%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

\*No requests for funding received

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

As the chart above demonstrates, the State allocated the majority of its HUD funds to address the need for affordable housing, to increase and preserve existing affordable housing, to address the needs of households who were homeless or had special needs, and to address infrastructure and public facility needs, as well as neighborhood rehabilitation. CDBG funds were allocated to 23 applicants, 14 grants were for public facilities and 9 grants were for housing rehabilitation. The demand for the public facilities money has always been greater than the amount set-aside in the State's Plan for Distribution. Applications are typically driven by local needs as viewed by the governing body, rather than by residents or nonprofit entities. Given a choice, most local officials seek grant funds to improve deteriorated infrastructure rather than housing stock. ESG funds were allocated to address the need for emergency shelter, transitional housing and rapid re-housing for people who were homeless throughout the State. HOME and HOPWA funds were used to support rental assistance for people who were homeless or at risk of homelessness and those who had special needs. HOME funds were also used to create new affordable housing units.

**CR-10 - Racial and Ethnic composition of families assisted**

**Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)**

	<b>CDBG*</b>	<b>HOME</b>	<b>HOPWA</b>	<b>ESG</b>	<b>HTF</b>
White	7,893	111	26	478	0
Black or African American	1,605	103	83	449	0
Asian	168	1	0	1	0
American Indian or American Native	87	1	1	9	0
Native Hawaiian or Other Pacific Islander	1	0	0	19	0
<b>Total</b>	<b>9,754</b>	<b>216</b>	<b>110</b>	<b>956</b>	<b>0</b>
Hispanic	376	55	13	296	0
Not Hispanic	9,378	161	97	660	0

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

- Please note that the CDBG data in Table 2 reflects the number of households assisted and the table in CR-05 is the number of persons assisted

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year (Drawdowns in IDIS)
CDBG	public - federal	\$6,716,197	\$15,742.14
HOME	public - federal	\$5,113,599	\$613,644.50
HOPWA	public - federal	\$1,499,957	\$886,851
ESG	public - federal	\$2,933,940	\$445,957.98
HTF	public - federal	\$7,726,903	0
Other	public - federal	\$41,000,000,000	\$266,720,369.15

**Table 3 - Resources Made Available HOPWA**

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG - Eligible Towns	100	100	Small Cities
Sandy Impacted Counties	100	100	
State of New Jersey	100	100	

**Table 4 – Identify the geographic distribution and location of investments**

**Leveraging**

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	\$78,966,641
2. Match contributed during current Federal fiscal year	\$20,000,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$98,966,641
4. Match liability for current Federal fiscal year	\$1,044,439.91
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$97,922,201.09

**Table 5 – Fiscal Year Summary - HOME Match Report**

<b>Match Contribution for the Federal Fiscal Year</b>								
<b>Project No. or Other ID</b>	<b>Date of Contribution</b>	<b>Cash (non-Federal sources)</b>	<b>Foregone Taxes, Fees, Charges</b>	<b>Appraised Land/Real Property</b>	<b>Required Infrastructure</b>	<b>Site Preparation, Construction Materials, Donated labor</b>	<b>Bond Financing</b>	<b>Total Match</b>
	7/1/2018	\$20,000,000						\$20,000,000

**Table 6 – Match Contribution for the Federal Fiscal Year**

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

**Minority Owners of Rental Property** – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	0	0			
Businesses Displaced	0	0			
Nonprofit Organizations Displaced	0	0			
Households Temporarily Relocated, not Displaced	0	0			

  

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

**CR-20 - Affordable Housing 91.520(b)**

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units (ESG funds)	456	357
Number of Non-Homeless households to be provided affordable housing units (HOME and HTF)	68	26
Number of Special-Needs households to be provided affordable housing units (HOPWA)	125	110
<b>Total</b>	<b>649</b>	<b>493</b>

**Table 11 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance (HOME and SRAP Opioid/SRAP veterans)	300	300
Number of households supported through The Production of New Units (HOME)	35	15
Number of households supported through Rehab of Existing Units (CDBG And HOME)	60	79
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>395</b>	<b>394</b>

**Table 12 – Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The figures were less than projected for the following reasons:

- The number of HOME units that were completed (received a Certificate of Occupancy) was less than anticipated. HOME projects Certificate of Occupancy delays are attributed to normal construction processes. Some examples that attribute to these types of delays are: municipal inspections, utility connections, end user financing, weather, contractor and/or construction, etc.
- Housing Trust Fund money was committed to 38 rental units; 20 of these units will be completed in FY 2020 and the remaining 18 units that will be completed in FY 2021.

**Discuss how these outcomes will impact future annual action plans.**

The State will take into consideration organizational capacity in completing construction and rehabilitation when projecting outcomes.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>	<b>HTF Actual</b>
Extremely Low-income	282	197	0
Low-income	205	14	0
Moderate-income	9,267	5	0
<b>Total</b>	<b>9,754</b>	<b>216</b>	<b>0</b>

**Table 13 – Number of Households Served**

**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The State ensured outreach to homeless people (especially the unsheltered) through its contracts with community-based provider agencies. Providers funded through the Shelter Support Program, the Homelessness Prevention and Rapid-Re-Housing Program and the Homelessness Prevention Program were required to perform outreach to those who were homeless or at risk of homelessness to make them aware of the resources available. They were required to perform an assessment of households served and make referrals to needed services.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

The State used Emergency Solutions Grant (ESG) to address necessary life and safety improvements in emergency shelters and transitional housing facilities. It allows grantees to purchase equipment and furnishings that provide direct benefit to shelter residents, and to create new emergency beds when needed. DCA granted \$3,081,312 to 19 provider agencies to support necessary investments.

Through its Homelessness Prevention and Rapid Re-housing program (HPRP), the State provided temporary rental assistance and support to homeless households. Supportive services offered included financial assistance, case management, housing search and placement, and financial literacy training. DCA granted \$2,675,000 to 8 provider agencies to support these needs.

DCA and the State Parole Board also continued to partner on the Another Chance program, which provided transitional housing assistance (up to six months) to inmates released from designated Department of Corrections facilities without a stable living arrangement in the community. The program operates in Camden, Newark, New Brunswick and Trenton.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

To ensure that individuals and families who were most at risk of becoming homeless were connected with all available resources, DCA collaborated with other State agencies, community-based providers, and local Continuums of Care (CoCs).

DCA continued to provide temporary financial assistance to low and moderate-income households in imminent risk of homelessness due to a rental eviction through the Homelessness Prevention Program (HPP). The HPP provided assistance to over 500 households.

To foster better coordination and planning between these entities, DCA required its grantees in the Homelessness Prevention Program (HPP), Homelessness Prevention and Rapid Re-housing (HPRP) and the Shelter Support Program (SSP) to actively participate in their County CoCs, to utilize the Homeless Management Information System (HMIS), and to participate in the annual Point-in-Time Count. These programs assisted over 3,000 homeless households.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

In the past program year DCA continued to implement programs that assist people who are homeless to obtain and sustain permanent supportive housing. These initiatives include the following:

- Keeping Families Together provided rental assistance and supportive services to extremely vulnerable families who are homeless or live in unstable housing, and who are involved with the child welfare system. The program issued 123 project-based vouchers and 443 tenant-based vouchers to these households.
- SRAP Housing First Opioid Initiative provided assistance to 84 long-term homeless individuals who have an opioid dependence.
- The State received HUD Continuum of Care funding (CoC), which provided rental assistance to 233 homeless persons with disabilities. Funds for this program were granted in Atlantic, Burlington, Cape May, Essex, Gloucester, Middlesex, Morris, Passaic and Warren Counties.

DCA also continued to provide rental assistance to people who are homeless and working towards self-sufficiency through the HOME Tenant-Based Rental Assistance, Housing Choice Voucher, State Rental Assistance and the Veterans Administration Supportive Housing programs.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

DCA continued to administer the Housing Choice Voucher program statewide, supporting approximately 24,000 households in New Jersey. In addition, DCA operated the State Rental Assistance Program which provides state-funded rental assistance to more than 4,000 households.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

DCA operated the following programs to assist Housing Choice Voucher Program participants in pursuing home ownership:

*The Section 8 Homeownership Program* allows families who are receiving Section 8 rental assistance to use that assistance to help pay the mortgage on a home they buy.

To qualify the family must:

- Be a first-time homebuyer
- Be employed full time for at least one year with a minimum earned income of \$25,000 (except elderly and disabled people for whom the minimum income requirement is 12 times the monthly SSI/SSD amount)
- Have a credit score of at least 670, and successfully complete housing counseling and homebuyer education

*The Family Self-Sufficiency Program (FSS)* assists low-income tenants to build assets and increase their earnings so that they can better meet their families' needs and become independent of welfare assistance. As part of the program, DCA establishes an interest-bearing FSS escrow account for each participating family. An escrow credit, based on increases in earned income of the family, is credited to this account during the five-year term of the FSS contract.

### **Actions taken to provide assistance to troubled PHAs**

DCA continued to work in conjunction with the local HUD field office in addressing the needs of struggling public housing authorities throughout the state. The State has also taken over the administration of vouchers for several troubled PHAs in the past and provided tenant protection vouchers to troubled projects.

**CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

Affordable housing development can be impeded by a variety of factors including: zoning and land use policy, permitting and approval of housing development, property taxes, local building codes and development and infrastructure costs. Although the ability of the State to eliminate, or even mitigate, some of these barriers is limited, DCA continued to do the following:

- Will incentivize municipalities to streamline affordable housing development by providing Affordable Housing Trust Fund – Balanced Housing funds in State FY 2020.
- Provide CDBG funds for infrastructure.
- Place a high priority on the long-term preservation of existing, viable affordable housing stock.
- DCA’s Office of Local Planning Services continued to provide assistance to municipalities on a variety of planning projects. These include, helping to draft or update a municipal master plan, conduct market analysis, or draft a redevelopment plan.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

To address underserved needs, DCA continued to administer several initiatives designed to prevent and reduce homelessness and provide housing for people with special needs (Keeping Families Together, SRAP Opioid). In addition, DCA administered several McKinney rental assistance programs for local Continuums of Care (CoCs) that otherwise would not be able to continue providing these resources for homeless and formerly homeless people.

DCA continued to collaborate with HUD and various state departments and agencies such as the NJ Housing and Mortgage Finance Agency, the NJ Redevelopment Authority and the NJ Economic Development Authority to sponsor training and technical assistance for local officials to increase knowledge of and access to available state and federal programs and resources.

As previously noted, DCA continued to administer the Housing Choice Voucher and State Rental Assistance Programs to make housing affordable to low-income participants. Each of these programs contains a project-based voucher component to assist in the creation of new affordable housing.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

DCA administers two programs to reduce lead-based paint hazards in the State of New Jersey. The FFY 2018 State Lead-Safe Home Remediation Grant Program with an allocation of \$4,032,579 will remediate 286 lead units in the following targeted counties and areas: Atlantic County, Bergen County, Camden County, Essex County, Hudson County, Mercer County, Monmouth County, Ocean County, Passaic and Paterson City and Union County.

In addition, DCA administers the HUD Lead-Based Paint Hazard Reduction Program. Under this grant, DCA

received \$3.6 million to provide lead abatement services to 122 units in the following 11 targeted municipalities: Atlantic City, Camden, East Orange, Elizabeth, Irvington, Jersey City, Newark, Passaic City, Paterson City, Plainfield and Trenton.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

DCA's Community Services Block Grant (CSBG) Program allocated funds to Community Action Agencies to provide shelter, food, clothing, health care and social services to nearly 400,000 families in crisis at or below 125% of the federal poverty guideline. These agencies provide programs such as job training and placement, literacy programs and financial management skills to help households become more self-sufficient. In addition, the agencies offer innovative programs that include training programs for single parents to become certified day care providers, training programs with local law enforcement to curb implicit bias in law enforcement, and the establishment of a Medicaid approved pharmacy.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The State has continued to take steps to collaborate with other government agencies, nonprofit organizations, housing developers, local Continuum of Care and other providers to create effective solutions to the housing needs.

- A new law was established in June 2019 which creates the Office of Homelessness Prevention in the Department of Community Affairs. The Office is charged with bringing together State and local agencies and private organizations that provide services to persons who are homeless or those at risk for homelessness, and to implement a statewide strategy to address homelessness. The Office of Homelessness Prevention will compile data on State programs and local coalitions that provide assistance to homeless persons.
- The State participated in Continuum of Care meetings across New Jersey to address homelessness and housing issues impacting special needs groups.
- Provided technical assistance and funds to Community Housing Development Organizations (CHDOs) operating in low- and moderate-income neighborhoods to build affordable housing.
- Maintained an excellent working relationship with the local Continuum of Cares and various State departments, including the Department of Health, the Department of Children and Families, and the Department of Human Services, in order to implement a statewide homelessness strategy.
  - SRAP Keeping Families Together provided over 550 project-based and tenant-based vouchers to extremely vulnerable families who are homeless or live in unstable housing, and who are involved with the child welfare system. The goal of the program is to ensure that children are not removed from their families, or that families can reunify, with stable housing and services designed to support their tenancy.

- SRAP DHS SSI program provided rental assistance to 100 households transitioning from DHS' Division of Family Development (DFD) demonstration housing programs who have a permanent disability and receive SSI, and who would be at risk of homelessness without this subsidy.
- SRAP Opioid initiative provided security deposits and vouchers to 83 long-term homeless individuals who have an opioid addiction. The purpose of this housing first initiative is to help stabilize homeless opioid addicts by providing housing and case management.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The State continued to work with local government agencies, for-profit and nonprofit organizations to address New Jersey's housing and community development needs. The initiatives discussed above (SRAP DHS SSI, SRAP Opioid and Keeping Families Together) are a combination of government, community-based nonprofits and private landlords. In addition, DCA took over the administration of 10,000 Supportive Housing Connection vouchers for DHS.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice. 91.520(a)**

**Impediment # 1: Declining housing affordability, particularly for low-income households, with a rising proportion of low-income households experiencing inadequate or cost-burdened housing.**

DCA continues to support municipal efforts to provide affordable housing through a variety of methods, ranging from assistance with ordinance writing to funding opportunities available for affordable housing activities.

In order to create more affordable housing for people with special needs, DCA continued to commit the funds it received through the National Housing Trust Fund (NHTF) to households that are extremely low income (<30% of Area Median Income) and that have special needs.

HMFA continued its state-wide Down Payment Assistance Program (DPA) which provides \$10,000 for qualified first-time homebuyers to use as down payment and closing cost assistance when purchasing a home in New Jersey. The DPA is an interest-free, five-year forgivable second loan with no monthly payment.

The State passed the FY 2020 budget in June which provides \$60 million of Affordable Housing Trust fund money for affordable housing development.

**Impediment #2: A rising proportion of people with Limited English Proficiency, fueled by strong levels of immigration, implying more difficulty in accessing housing and understanding the home rental or purchase process.**

DCA continued to maintain its language line for interpretation services and regularly updates its internal volunteer language bank to improve immediate access to assistance in the constituent's language. DCA will continue to identify vital documents and translate them into Spanish.

**Impediment #3: A concentration of subsidized housing in neighborhoods with relatively high levels of poverty**

DCA continued to encourage housing voucher holders to relocate to areas of high opportunity, away from areas with concentrations of poverty. Last year, the program operated in Camden County, Mercer County and in Essex County.

In its Housing Choice Voucher Program, DCA continued to use the HUD Small Area Fair Market Rents (SAFMR) in the counties mandated. In zip codes of lower poverty, the SAFMRs allow for higher payment standards to allow families to access housing in areas of higher opportunity. DCA has voluntarily adopted the SAFMRs in the same areas in its State Rental Assistance Program.

Twelve of New Jersey's 25 Community Services Block Grant (CSBG) grantees provided housing counseling; six of those agencies are HUD Certified. Eleven CSBG grantees provided emergency shelter and ten provided homelessness prevention services.

The State continues to maintain the New Jersey Housing Resource Center, an online database that serves as a clearinghouse for available affordable rental properties across New Jersey. The search tool provides detailed information about rental properties in both English and Spanish, enabling individuals and families looking for housing to locate a unit that best fits their needs. The site also provides a tool for rent calculations, moving costs, a budget worksheet, and rental checklists.

**Impediment # 4: Lack of public information about fair housing law rights and responsibilities and lack of dialogue among groups with similar interest in access to fair housing and fair housing protections**

DCA continued to update a Fair Housing website (in English and Spanish) to serve as a "One Stop Shop" to provide the public with information about housing discrimination law and where to find information and assistance about mortgage lending, rentals, home sales, homeowner's insurance and individual counseling. A link to the site is prominently featured on the Department's website.

DCA continued to provide technical assistance to grantees and developers on State and federal fair housing laws as requested.

DCA's consistent policy continues to be that it will refer instances of a landlord refusing to accept a lawful source of income to the Division on Civil Rights for its review. DCA also encourages tenants encountering this issue to file their own complaints with DCR and/or the Office of Fair Housing.

HMFA continued to offer free housing counseling assistance through its Foreclosure Mediation Assistance Program. To qualify for mediation the property must be the subject of an active residential mortgage foreclosure action. Mediation must be requested within 60 days after service of the foreclosure summons and complaint unless a court order is entered directing the parties to mediation. The homeowner must be living in the property that is in foreclosure, and all borrowers listed on the note must agree to participate in mediation.

**Impediment # 5: The continuation of land use and zoning barriers to the production of housing for low-income households in some localities.**

The Office of Local Planning Services (LPS) within DCA continues to make itself available to assist provide municipalities assistance on a variety of planning projects. These include, for example, helping to draft or update a municipal master plan, conduct market analysis, or draft a redevelopment plan. There is no cost to the municipality for such services. During the last year, LPS has worked with the County Planners Association, the New Jersey Planning Officials organization, the Urban Mayors Council, the Pinelands Commission, and the

Highlands Council, in order to help publicize the availability of its services. As noted in the AI, where appropriate in a given case, LPS staff continues to promote the use by municipalities of inclusionary zoning at higher densities as a land use tool.

**Impediment # 6: The need for housing for special needs populations, including the disabled, veterans, and the homeless.**

DCA in partnership with the NJ Department of Human Services continued to administer a voucher program for households transitioning from the Division of Family Development (DFD)'s demonstration housing programs, which have ended. This voucher program will serve up to 500 households from those programs who have a permanent disability and receive SSI, and who would be at risk of homelessness without this subsidy.

DCA in partnership with the NJ Department of Human Services administers a voucher program called the Supportive Housing Connection (SHC). SHC provides housing assistance to special needs households.

DCA in partnership with the NJ Department of Children and Families (DCF) continued to administer a voucher program for families that are involved with the child welfare system and are homeless or unstably housed. DCA works with DCF to coordinate outreach and referral. DCF provides security deposits, move-in costs, and tenancy support services. The program which was originally going to assist 150 families has been expanded to assist 450 families over the next fiscal year.

DCA staff continued to meet with the executive directors of the Supportive Housing Association of NJ (SHA) and the Housing & Community Development Network of NJ (HCDNNJ), to discuss the housing needs of this population. DCA staff also attends SHA's regular membership meetings and present updates on DCA's activities, as well as answering questions from members.

DCA continues to respond to relevant notices of funding available to increase the State's voucher portfolio.

DCA also administers 971 Veterans Administration Supportive Housing (VASH) vouchers and 273 project-based Housing Choice Vouchers for homeless and at-risk veterans. In addition, DCA has "graduated" 68 formerly homeless veterans from VASH to Housing Choice Vouchers.

DCA has a preference in its Housing Choice Voucher Administrative Plan for households in which a member has a disability.

**Impediment # 7: Racial and Ethnic Housing Concentration**

As described under Impediment # 3, DCA continued to assist housing voucher holders locate to areas of high opportunity, away from areas with high concentrations of poverty. The program operated in Camden, Essex and Mercer Counties.

The State continues to maintain the New Jersey Housing Resource Center, an online database that serves as a clearinghouse for available affordable rental properties across New Jersey. The search tool provides detailed information about rental properties in both English and Spanish, enabling individuals and families looking for housing to locate a unit that best fits their needs. The site also provides a tool for rent calculations, moving costs, a budget worksheet, and rental checklists.

DCA continued to use the HUD Small Area Fair Market Rents (SAFMR) in the counties mandated. In zip codes of lower poverty, the SAFMRs allow for higher payment standards to allow families to access housing in areas of higher opportunity. DCA has voluntarily adopted the SAFMRs in the same areas in its State Rental Assistance Program.

**CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

All CDBG, ESG, HOME and HTF project activities are monitored at least once during the course of the projects' scope of work. The monitoring includes a review of the grantee's project file, the facility constructed or rehabilitated, an inspection of relevant items (for rental development and rehabilitation projects), and a review of the financial processes that the grantee uses

**Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Pursuant to 24 CFR Part 91, citizen participation requirements for States, the State provides adequate notice at the opening of the comment period. The Draft CAPER was posted on the Division of Housing and Community Resources Website (<http://www.nj.gov/dca/divisions/dhcr/>) for a minimum of 30 days.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The State's CDBG allocation slightly increased last fiscal year by \$547,049; these additional funds were allocated for public facilities. No applications were received for the innovative development set-aside. Therefore, DCA reallocated the innovative funds to public facilities and the housing rehabilitation set-aside.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

One grantee drew down \$400,000 to purchase a fire engine.

**CR-50 - HOME 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

HOME PRODUCTION PROGRAM						
LONG-TERM MONITORING OF RENTAL PROJECTS						
JULY 1, 2018 THROUGH JUNE 30, 2019						
NAME OF PROJECT	MUNICIPALITY	PROJECT OWNER	UNITS	INITIAL INSPECTION (P) PASS/(F) FAIL	CONDITION	
					(S) SEVERE (M) MODERATE	REINSPECTION PASS/FAIL/ OPEN
Belvidere Square	Belvidere	ADTI Housing Corp	50	F	M	P
Beverly Permanent Rental	Beverly	Burlington County CAP	5	P		
Boonton SRO	Boonton	New Bridge	9	F	M	P
Project Alpha	Camden	State Street Housing Corp.	7	F	M	O
400 Block State St. Ph. III	Camden	Lutheran Social Ministries	10	F	M	P
Knox/Byron Rehab (1B)	Camden	Lutheran Social Ministries	5	F	M	P
State Street Corridor 1	Camden	Lutheran Social Ministries	8	F	M	P
State Street Corridor 2	Camden	Lutheran Social Ministries	6	F	M	P
The Shore House	Dover	Ocean's Harbor House	4	P		
St. Mary's Senior	Dumont	Domus Corp	41	P		
622-624 East Jersey St	Elizabeth	MAR Acquisition	8	P		
Project Home XV	Ewing	Homes by TLC, Inc	11	P		
Cheshire Home III	Florham Park	Cheshire Home III, Inc.	8	P		
80-82 Morris Ave.	Frankford	SCARC	10	P		
Carpenters Square	Gloucester City	Michaels Development Co.	100	P		
Gingerbread Homes	Hamburg	Advance Housing	3	P		
NCR Jefferson Senior	Jefferson Twp.	National Church Residences	49	P		
Lincoln Housing	Jersey City	Lincoln Center CDC	3	P		
Pacific Landing	Jersey City	Morris canal	5	F	M	O
The Viking	Keansburg	Monmouth Housing Alliance	13	F	M	P
314 Main Street	Lakewood	314 Main Street L.L.C.	6	F	M	P
Ocean Supportive Housing	Lakewood	O.C.E.A.N., Inc.	10	F	M	P
Haven House @ St. John	Lower Twp.	Diocesan Hsg of Camden	75	F	M	P
Mount Olive Manor II	Mount Olive	Abiding Peace Senior Hsg	43	P		
Carver Hotel Apts	Neptune	Monmouth Housing Alliance	9	P		
Corinthian Homes I	Newark	Corinthian Housing	45	P		
Wakeman Square	Newark	RPM Development	42	P		
Oceanport Manor Apartments	Oceanport	Affordable Housing Alliance	6	P		
Kelli Copeland	Orange	HANDS	3	F	S	O
Straight and Narrow	Paterson	Straight and Narrow	54	P		
Permanent Housing II	Piscataway	ADTI Housing Corp.	2	F	M	P
Caring Senior	Pleasantville	Caring Residential Serv.	10	F	M	P
Rocky Hill Group Home	Rocky Hill	The Arc of Somerset County	3	P		
Salem Community	Salem	Tri-County Housing Corp.	6	F	M	P
35 Somerset St	Somerville	VOADV-Property, Inc.	18	F	M	P
The Juliet	Sparta	SEED	7	F	M	P
Main Street	Sparta	Advance Housing	10	F	M	P
Academy Court II	Trenton	ISLES	1	P		
Project Home VIII	Trenton	HomeFront	4	P		
Warren Project	Warren	Cooperative Housing Corp.	9	P		
328 60th Street	West New York	Hudson County Resource Center	8	F	M	O
Lily Mae Apartments	Wildwood	Cape Counseling Services	11CAPER	F	M	26

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

DCA required all HOME units to utilize affirmative marketing strategies to ensure that minority households have the opportunity to obtain decent, affordable housing. In addition, the State continued to utilize the nonprofit community and the DCA website to notify residents about affordable housing programs. The state has found nonprofits to be a valuable resource in identifying those households least likely to apply for the State's programs. The State believes that its affirmative marketing strategy is working effectively.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

NA

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

Each year, the State awards the full allocation of 9% credits to 12-15 projects, which will construct or rehabilitate approximately 1,000 units of affordable rental housing. 50% of the credits are awarded to non-age restricted (family) projects. At least 20% are awarded to age-restricted (senior) projects and at least 12.5% are awarded to supportive housing projects. 60% of the tax credits in these cycles are awarded to low poverty suburban municipalities. The 4% tax credits are non-competitive and are used for projects that finance at least 50% of construction costs with tax-exempt bonds

The State passed the FY 2020 budget in June which provides \$60 million of Affordable Housing Trust fund money for affordable housing development.

**CR-55 - HOPWA 91.520(e)**

**Identify the number of individuals assisted and the types of assistance provided**

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

<b>Number of Households Served Through:</b>	<b>One-year Goal</b>	<b>Actual</b>
Short-term rent, mortgage, and utility assistance payments	0	0
Tenant-based rental assistance	125	110
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
<b>Total</b>	<b>125</b>	<b>110</b>

**Table 14 – HOPWA Number of Households Served**

**Narrative**

An additional 10 households are scheduled for briefings.

**CR-56 - HTF 91.520(h)**

**Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.**

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	0	0	0	0	0	0
Homebuyer	0	0	0	0	0	0

**Table 15 - CR-56 HTF Units in HTF activities completed during the period**

There has been no completed HTF units. All units are rental. All occupants are 30% and below AMI

**CR-60 - ESG 91.520(g) (ESG Recipients only)**

**ESG Supplement to the CAPER in *e-snaps***

**For Paperwork Reduction Act**

**1. Recipient Information—All Recipients Complete**

**Basic Grant Information**

<b>Recipient Name</b>	NEW JERSEY
<b>Organizational DUNS Number</b>	806418075
<b>EIN/TIN Number</b>	216000928
<b>Identify the Field Office</b>	NEWARK

**ESG Contact Name**

<b>Prefix</b>	Mrs
<b>First Name</b>	Sheri
<b>Middle Name</b>	0
<b>Last Name</b>	Malnak
<b>Suffix</b>	0
<b>Title</b>	Administrator

**ESG Contact Address**

<b>Street Address 1</b>	101 S. Broad Street
<b>Street Address 2</b>	0
<b>City</b>	Trenton
<b>State</b>	NJ
<b>ZIP Code</b>	-
<b>Phone Number</b>	6099848453
<b>Extension</b>	0
<b>Fax Number</b>	6092929653
<b>Email Address</b>	sheri.malnak@dca.nj.gov

**ESG Secondary Contact**

<b>Prefix</b>
<b>First Name</b>
<b>Last Name</b>
<b>Suffix</b>
<b>Title</b>
<b>Phone Number</b>
<b>Extension</b>
<b>Email Address</b>

**2. Reporting Period—All Recipients Complete**

<b>Program Year Start Date</b>	07/01/2018
<b>Program Year End Date</b>	06/30/2019

CAPER

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**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name**

**City**

**State**

**Zip Code**

**DUNS Number**

**Is subrecipient a victim services provider**

**Subrecipient Organization Type**

**ESG Subgrant or Contract Award Amount**

**CR-65 - Persons Assisted**

**4. Persons Served**

**4a. Complete for Homelessness Prevention Activities**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	278
Children	287
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>565</b>

**Table 16 – Household Information for Homeless Prevention Activities**

**4b. Complete for Rapid Re-Housing Activities**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	652
Children	658
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>1,310</b>

**Table 17 – Household Information for Rapid Re-Housing Activities**

**4c. Complete for Shelter**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	3148
Children	2,654
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>5,802</b>

**Table 18 – Shelter Information**

**4d. Street Outreach**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

**Table 19 – Household Information for Street Outreach**

**4e. Totals for all Persons Served with ESG**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	4,078
Children	3,599
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>7,677</b>

**Table 20 – Household Information for Persons Served with ESG**

**5. Gender—Complete for All Activities**

	<b>Total</b>
Male	3,301
Female	4,376
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>7,677</b>

**Table 21 – Gender Information**

**6. Age—Complete for All Activities**

	<b>Total</b>
Under 18	3,224
18-24	837
25 and over	3,616
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>7,677</b>

**Table 22 – Age Information**

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	21	3	15	3
Victims of Domestic Violence	93	0	53	40
Elderly	8	7		1
HIV/AIDS	17	0	0	17
Chronically Homeless	17	0	0	17
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	96	0	65	31
Chronic Substance Abuse	31	11	0	20
Other Disability	98	0	62	36
Total (unduplicated if possible)	121	11	65	45

Table 23 – Special Population Served

**CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes**

**10. Shelter Utilization**

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nighths available	365
Total Number of bed - nighths provided	365
Capacity Utilization	365

**Table 24 – Shelter Capacity**

**11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)**

Performance outcomes: \*

- At least 25 persons will receive emergency housing during the grant
- At least 75% of the beds in the shelter or transitional housing facility will be utilized per month
- A van purchased with program funds will be utilized at least 3 times per week for activities such as transporting clients to medical appointments, employment opportunities, laundromat, etc.
- The average length of stay in an emergency shelter will be no more than six months
- The average length of stay in a transitional housing facility will be not less than 6 months or more than 24 months

\* Performance outcomes specific to the approved grant activities will be negotiated prior to the contract’s execution.

**CR-75 – Expenditures**

**11. Expenditures**

**11a. ESG Expenditures for Homelessness Prevention**

	<b>Dollar Amount of Expenditures in Program Year</b>		
	<b>2016</b>	<b>2017</b>	<b>2018</b>
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	35,058	162,121	105,332
Expenditures for Housing Relocation & Stabilization Services - Services	257,094.84	94,949	26,333
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>\$292,152.84</b>	<b>\$257,070</b>	<b>131,665</b>

**Table 25 – ESG Expenditures for Homelessness Prevention**

**11b. ESG Expenditures for Rapid Re-Housing**

	<b>Dollar Amount of Expenditures in Program Year</b>		
	<b>2016</b>	<b>2017</b>	<b>2018</b>
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	342,818.73	556,873	67,089
Expenditures for Housing Relocation & Stabilization Services - Services	514,228.08	241,845	52,712
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>\$857,046.81</b>	<b>\$798,718</b>	<b>119,801</b>

**Table 26 – ESG Expenditures for Rapid Re-Housing**

**11c. ESG Expenditures for Emergency Shelter**

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services	0	0	0
Operations	\$84,026	\$55,421	\$102,536
Renovation	\$1,167,081	\$1,055,775	\$198,550
Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>\$1,251,107</b>	<b>\$1,111,196</b>	<b>\$301,086</b>

**Table 27 – ESG Expenditures for Emergency Shelter**

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Street Outreach	0	0	0
HMIS	\$50,800.35	\$56,527.50	60,252
Administration	\$207,934.05	\$231,731.14	\$168,419.83

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2016	2017	2018
	\$2,659,041.05	\$2,455,242.64	\$781,223.83

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	2016	2017	2018
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	\$2,300,000	\$2,300,000	\$2,300,000
Local Government	0	0	0
Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
	\$4,959,041.05	\$4,755,242.64	3,081,223.83

**Table 31 - Total Amount of Funds Expended on ESG Activities**

- Includes State Match